176.0	0008	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	974,400 / 974,400
					USE VALUE:	974,400 / 974,400
					ASSESSED:	974,400 / 974,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VIRON MARK J
Owner 2:	BHASIN KOMAL
Owner 3:	
Street 1:	86 LANCASTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LOMASKY BRIAN -
Owner 2:	RAISIS ANNE -
Street 1:	86 LANCASTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .159 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1997, having primarily Vinyl Exterior and 2448 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6930.000	532,500	2,400	439,500	974,400
Total Card	0.159	532,500	2,400	439,500	974,400
Total Parcel	0.159	532,500	2,400	439,500	974,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.04 /Parcel: 398.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 118893

GIS Ref

GIS Ref

Insp Date 08/04/18

Parcel ID 176.0-0008-0008.0

!13814!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	532,500	2400	6,930.	439,500	974,400		Year end	12/23/2021
2021	101	FV	517,500	2400	6,930.	439,500	959,400		Year End Roll	12/10/2020
2020	101	FV	517,500	2400	6,930.	439,500	959,400	959,400	Year End Roll	12/18/2019
2019	101	FV	388,500	2400	6,930.	433,300	824,200	824,200	Year End Roll	1/3/2019
2018	101	FV	381,900	700	6,930.	332,800	715,400	715,400	Year End Roll	12/20/2017
2017	101	FV	381,900	700	6,930.	314,000	696,600	696,600	Year End Roll	1/3/2017
2016	101	FV	381,900	700	6,930.	288,800	671,400	671,400	Year End	1/4/2016
2015	101	FV	371,800	700	6,930.	270,000	642,500	642,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:47:14

LAST REV

Date	Time
08/29/18	08:42:23
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13814

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMASKY BRIAN,	57179-446		7/22/2011		650,000	No	No		
C & F REALTY CO	27292-444		5/14/1997		339,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2017	458	Redo Kit	59,000	O				kitch cabs & bath
1/24/1997	38		120,000					28X58 NEW HOUSE
11/4/1996	574		6,000					HOUSE/FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	Inspected	BS	Barbara S
7/3/2018	MEAS&NOTICE	BS	Barbara S
7/2/2012	External Ins	BR	B Rossignol
10/22/2011	MLS	EMK	Ellen K
3/4/2009	Meas/Inspect	163	PATRIOT
11/13/2008	Measured	345	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	243	PATRIOT
5/29/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	118893
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6930		Sq. Ft.	Site		0	70.	0.91	6									439,530						439,500	

Total AC/HA:	0.15909	Total SF/SM:	6930	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	439,530	Spl Credit		Total:	439,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1997	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	8.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.07892156
Const Adj.:	0.99989998
Adj $ / SQ:	151.034
Other Features:	100359
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	578800
Depreciation:	46304
Depreciated Total:	532496

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

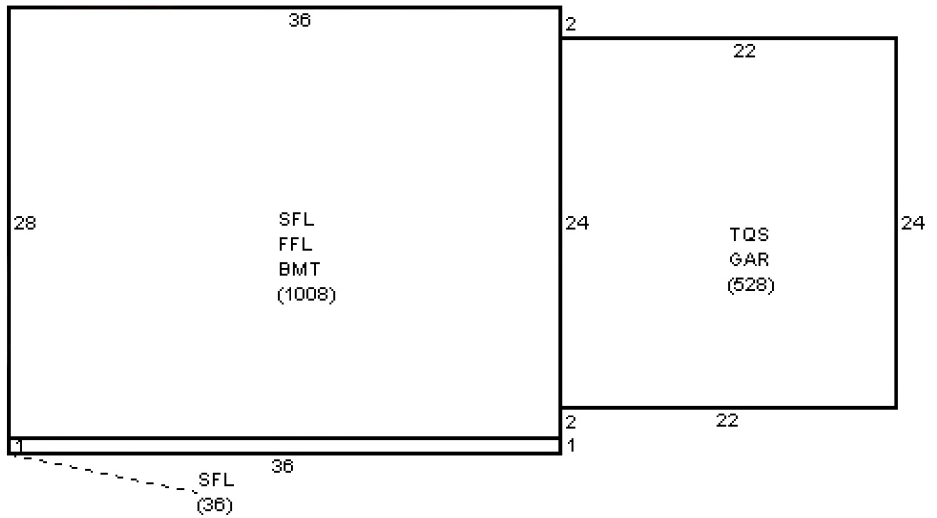
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.14
Special Features:	0	Val/Su Net:	133.66
Final Total:	532500	Val/Su SzAd	217.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,044	151.030	157,679
BMT	Basement	1,008	45.310	45,673
FFL	First Floor	1,008	151.030	152,242
GAR	Garage	528	19.730	10,419
TQS	3/4 Story	396	151.030	59,809

Net Sketched Area:	3,984			Total:	425,822
Size Ad	2448	Gross Area	4116	FinArea	2448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0008-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X30	G	AV	2013	3.93	T	5	101			1,600			1,600
19	Patio	D	Y	1	10X22	A	AV	2013	3.95	T	5	101			800			800

More:	N	Total Yard Items:	2,400	Total Special Featues:		Total:	2,400